

**MEET AND CONFER AGENDA**

**MEETING DATE:** March 24, 2020  
**TIME:** 9:00 A.M.  
**LOCATION:** City of Cincinnati, 805 Central Avenue, 7<sup>th</sup> Floor  
**MEETING FACILITATOR:** Nyemah Stark, Senior Community Development Officer

**ITEM** **611 Burns Rehab**  
 Developer: BLOC Ministries  
 Developer Main Contact: Rob Muirheid (Muirheid Building Services LLC)  
 (513) 364-1554 / ramuirheid@gmail.com

Project City Analyst: Katrina Gragston / Senior Analyst  
 (513)352-6250 / katrina.gragston@cincinnati-oh.gov

Project Location(s): 611 Burns Street, Cincinnati, OH 45203  
 Parcel ID#: 149-0011-0389-00  
 Description: Building Rehabilitation – 1 unit, office building

Total Project Cost: \$300,000  
 City Involvement: \$250,000  
 City Funding Source: CAPITAL  
 Section 3: NO  
 Subcontracting Goal: MBE/WBE/SBE (if MBE or WBE don't apply then SBE will apply)  
 Wage Determination: YES  
 Wage Enforcement: YES

Pre-Bid Meeting: March 24, 2020 1:00pm – 3:00pm  
 611 Burns Street, Cincinnati, OH 45204

Bid Acceptance Date: March 31, 2020 8:00am – 5:00pm  
 Bid Closing Date: April 1, 2020 5:00pm

Bid Packets Opening Date: 911 W 8<sup>th</sup> Street, Cincinnati, OH 45203 (BLOC Ministries)  
 March 31, 2020 at 5:00pm  
 911 W 8<sup>th</sup> Street, Cincinnati, OH 45203 (public bid opening required, only company name and bid amount will be announced)

Project Anticipated Start Date: April 30, 2020  
 Project Anticipated End Date: December 1, 2020

**Work to be bid (mark with an "x"):**

General Contractor	x	HVAC	x	Siding		Elevator	
Surveying		Dry Wall	x	Inter. Painting		Landscape	
Demo	x	Metals	x	Exter. Painting		Security	
Abatement/Environment		Doors	x	Driveway/Sidewalk		Extermination	
Site Work		Ceiling	x	Masonry		Clean-up	
Framing - Rough	x	Windows	x	Foundation		Other (list below)	
Framing - Finish	x	Insulation	x	Concrete			
Electric	x	Flooring	x	Fire Suppression			
Plumbing	x	Roofing		Specialties			

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: BID INFO BELOW AND WAGE DETERMINATION ATTACHED

## **INVITATION TO BID on Burns Project with Bloc Ministries**

A sealed bid for the renovation of the office building at 611 Burns Street for BLOC Ministries will be received at our main office at 911 W 8<sup>th</sup> Street, Cincinnati, Ohio 45203 until March 31, 2020 at 5pm local time. All bids must be properly labeled.

The CONTRACT DOCUMENTS may be examined at the following location: 611 Burns Street, Cincinnati, Ohio 45204. Call 513-364-1554.

Copies of the CONTRACT DOCUMENTS, full sets only, may be obtained at BLOC Ministries beginning on March 24, 2020. Printing costs will apply. Shipping and delivery costs are additional. BLOC Ministries, 611 Burns Street, Cincinnati, Ohio 45204 Phone: 513-364-1554

Bidding questions may be directed to Rob Muirheid at 513-364-1554.

**ITEM**

**509 E. 12th**

Developer: 509 E 12 St LLC  
Developer Main Contact: John Blatchford / 509 E 12 St LLC & Kunst Development (the GC)  
513.813.1667 / [john@kunst.us](mailto:john@kunst.us)

Project City Analyst: Ryan Dyson, Development Officer  
513.352.1965 / [ryan.dyson@cincinnati-oh.gov](mailto:ryan.dyson@cincinnati-oh.gov)

Project Location(s): 509 E. 12<sup>th</sup> Street, Pendleton  
Parcel ID#: 075-0003-0216-00 & 075-0003-0217-00  
Description: Total renovation of two vacant buildings. Work includes: rough framing; all new mechanicals (electric, plumbing, heating/cooling through mini-splits); new batt insulation and drywall; all new paint; replacement window and door installation; new wood flooring; finish carpentry.

Total Project Cost: \$1,258,210  
City Involvement: CRA Property Tax Abatement  
City Funding Source: N/A  
Section 3: NO  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: NO  
Wage Enforcement: YES (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: Available by request – email [john@kunst.us](mailto:john@kunst.us) or call @ 513.813.1667  
Bid Acceptance Date: 3/24/2020 – email bids to [john@kunst.us](mailto:john@kunst.us) or call @ 513.813.1667  
Bid Closing Date: 5/01/2020  
Bid Packets Opening Date: 5/02/2020  
Project Anticipated Start Date: 06/01/2020  
Project Anticipated End Date: 01/01/2022

**Work to be bid (mark with an “x”):**

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	
Demo		Metals		Exter. Painting	X	Security	
Abatement/Environment		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough	X	Windows		Foundation		Other (list below)	
Framing - Finish	X	Insulation	X	Concrete			
Electric	X	Flooring	X	Fire Suppression			
Plumbing	X	Roofing		Specialties			

Additional opportunities to bid may be available on the City’s Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: PLANS WILL BE IN MEETING (too large to send electronically)

**ITEM**

**Arts Apartment at Music Hall**

Developer: New Arts, LLC  
Developer Main Contact: Craig Mara / Birge and Held  
(317) 714-3427 / cmara@birgeandheld.com

Project City Analyst: Ryan Dyson  
(513) 352-1965 / ryan.dyson@cincinnati-oh.gov

Project Location(s): 845 Ezzard Charles Drive, Cincinnati, OH 45203 – West End  
Parcel ID#: 135-0003-0026  
Description: Renovation of 21 multifamily buildings containing 248 residential units. Buildings will receive multiple interior and exterior updates including new roofing, windows, HVAC, flooring, lighting, cabinets, and fixtures.

Total Project Cost: \$29,861,012  
City Involvement: \$990,000, CRA Property Tax Abatement  
City Funding Source: CDBG (only on Acquisition)  
Section 3: No  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: Yes, State Prevailing Wage  
Wage Enforcement: Yes (All projects are subject to Ordinance #022-2016, if City benefit exceeds \$25K)

Pre-Bid Meeting: April 13, 2020 from 10AM – 12PM  
Bid Acceptance Date: TBD (Announced at Pre-Bid Meeting)  
Bids will be accepted Via Email at [cmara@birgeandheld.com](mailto:cmara@birgeandheld.com)  
Bid Closing Date: TBD (Announced at Pre-Bid Meeting)  
Bid Packets Opening Date: TBD (Announced at Pre-Bid Meeting)

Project Anticipated Start Date: July 2020  
Project Anticipated End Date: August 2021

General Contractor		HVAC	x	Siding		Elevator	
Surveying		Dry Wall	x	Inter. Painting	x	Landscape	
Demo		Metals	x	Exter. Painting	x	Security	
Abatement/Environment		Doors	x	Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry		Clean-up	
Framing - Rough		Windows	x	Foundation		Other (list below)	
Framing - Finish	x	Insulation		Concrete	x		
Electric	x	Flooring	x	Fire Suppression			
Plumbing	x	Roofing	x	Specialties			

Additional opportunities to bid may be available on the City's Open Data website, which can be found [here](#). Prior to bidding contractors must register as a City Vendor [here](#) if they have not previously registered.

INCLUDE AS ATTACHMENT: PLANS WILL BE AVAILABLE AT MEETING OR CONTACT [cmara@birgeandheld.com](mailto:cmara@birgeandheld.com)

PREVAILING WAGE DETERMINATION ATTACHED

**ITEM**

**1725 Elm Street**

Developer: 1725 Elm Street LLC  
Developer Main Contact: John Blatchford, 1725 Elm Street LLC & Kunst (the GC)  
513.813.1667 / john@kunst.us

Project City Analyst: John Reiser, Senior Development Analyst  
352-6261, john.reiser@cincinnati-oh.gov

Project Location(s): 1725 Elm Street  
Parcel ID#: 133-0003-0063-00  
Description: Total renovation of a vacant building. Work includes: stabilization; demolition of deteriorated features; rough framing; all new mechanicals (electric, plumbing, heating/cooling through mini-splits); masonry; roofing; new batt insulation and drywall; plaster repair; all new paint; window and door work (restoration & new); flooring; finish carpentry, including storefront build out.

Total Project Cost: \$1,637,055  
City Involvement: CRA Property Tax Abatement  
City Funding Source: N/A  
Section 3: NO  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: By appointment – please call John Blatchford @ 513.813.1667  
Bid Acceptance Date: 03/31/2020 – email bids to john@kunst.us or call @ 513.813.1667  
Bid Closing Date: 5/01/2020  
Bid Packets Opening Date: 5/01/2020  
Project Anticipated Start Date: 06/01/2020  
Project Anticipated End Date: 01/01/2023

**Work to be bid (mark with an "x"):**

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	
Demo	X	Metals		Exter. Painting	X	Security	
Abatement/Environ		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	
Framing - Rough	X	Windows		Foundation		Other (list below)	
Framing - Finish	X	Insulation	X	Concrete			
Electric	X	Flooring	X	Fire Suppression			
Plumbing	X	Roofing	X	Specialties			

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**ITEM**

Developer: 313 W. 5<sup>th</sup> Street  
Developer Main Contact: 313 West 5<sup>TH</sup> LLC  
John Blatchford, 313 W 5<sup>th</sup> LLC & Kunst (the GC)  
513.813.1667 / john@kunst.us

Project City Analyst: John Reiser, Senior Development Analyst  
352-6261, john.reiser@cincinnati-oh.gov

Project Location(s): 313 W. 5<sup>th</sup> Street and 310 Perry  
Parcel ID#: 145-0001-0008-00 & 145-0001-0024-00  
Description: Total renovation of a vacant building. Work includes: demolition of deteriorated features; rough framing; all new mechanicals (electric, plumbing, heating/cooling through mini-splits); masonry; roofing; new batt insulation and drywall; plaster repair; all new paint; window and door work (restoration & new); flooring; finish carpentry, including storefront build out.

Total Project Cost: \$1,774,575  
City Involvement: CRA Property Tax Abatement  
City Funding Source: N/A  
Section 3: NO  
Subcontracting Goal: 30% SBE Goal  
Wage Determination: NO  
Wage Enforcement: YES

Pre-Bid Meeting: By appointment – please call John Blatchford @ 513.813.1667  
Bid Acceptance Date: 03/31/2020 – email bids to john@kunst.us or call @ 513.813.1667  
Bid Closing Date: 5/01/2020  
Bid Packets Opening Date: 5/01/2020  
Project Anticipated Start Date: 06/01/2020  
Project Anticipated End Date: 01/01/2023

**Work to be bid (mark with an “x”):**

General Contractor		HVAC	X	Siding		Elevator	
Surveying		Dry Wall	X	Inter. Painting	X	Landscape	
Demo	X	Metals		Exter. Painting	X	Security	
Abatement/Environ		Doors		Driveway/Sidewalk		Extermination	
Site Work		Ceiling		Masonry	X	Clean-up	
Framing - Rough	X	Windows		Foundation		Other (list below)	
Framing - Finish	X	Insulation	X	Concrete			
Electric	X	Flooring	X	Fire Suppression			
Plumbing	X	Roofing	X	Specialties			

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